

May 18, 2004 CPC  
June 15, 2004 CPC



STAFF'S  
REQUEST ANALYSIS  
AND  
RECOMMENDATION

03SN0332  
(AMENDED)

Fairweather Investments, LLC

Matoaca Magisterial District  
Etrick Elementary, Matoaca Middle and  
Matoaca High School Attendance Zones  
East line of Nash Road

**REQUEST:** Rezoning from Agricultural (A) to Conservation Subdivision Residential (R-12) on 1,430 acres with Conditional Use to permit recreational facilities on twenty (20) acres of the tract.

**PROPOSED LAND USE:**

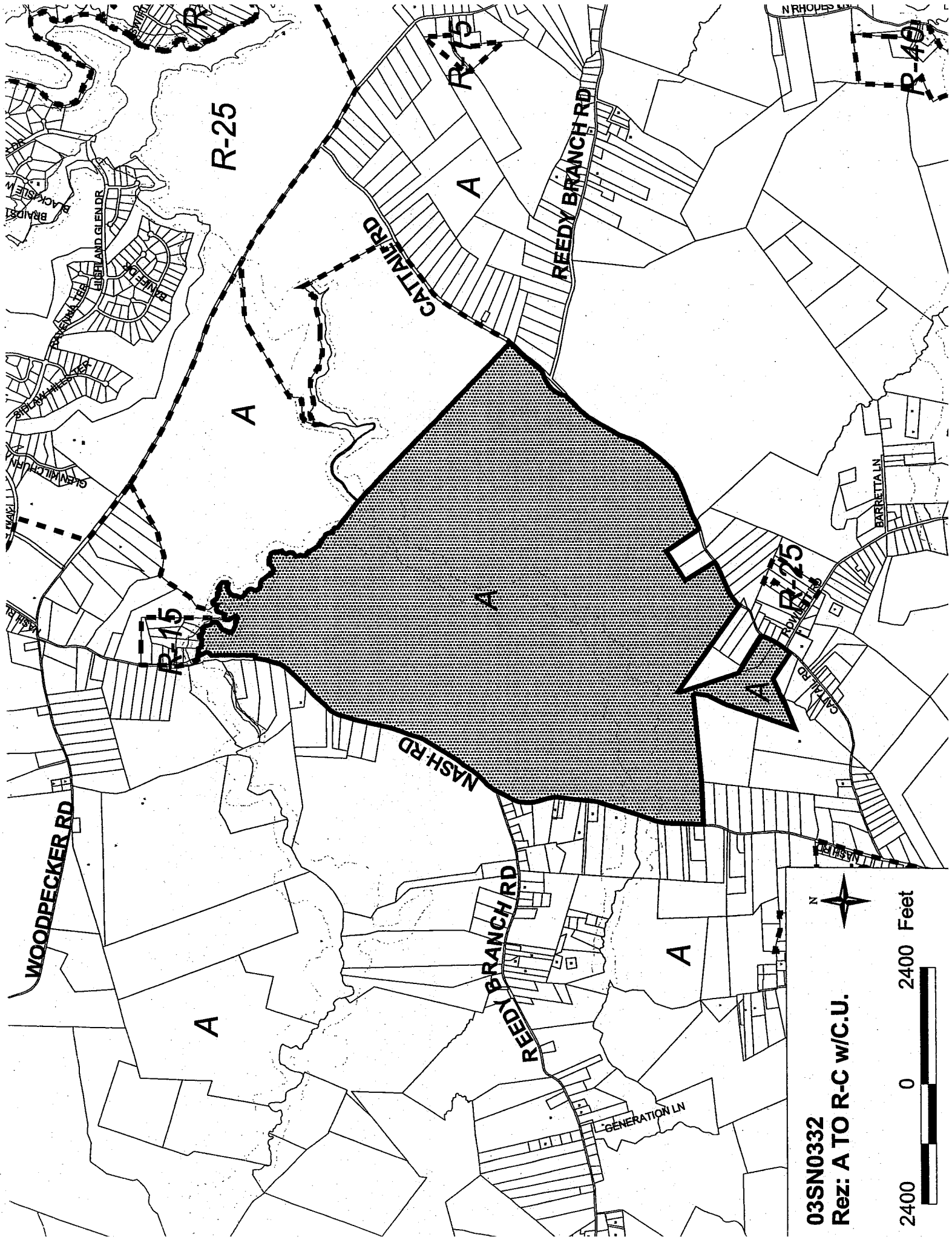
A single family residential subdivision is planned with a minimum lot size of 12,000 square feet (permitted by R-12 zoning) if the applicant receives approval to construct a private waste treatment facility to serve the proposed development. Otherwise, a minimum lot size of 65,340 (permitted by R-88 zoning) if the development will be served by individual septic systems (Proffered Condition 11) is proposed. A maximum overall density of 0.5 dwelling units per acre has been proffered yielding approximately 715 dwelling units. (Proffered Condition 3)

**RECOMMENDATION**

Staff recommends this request be deferred in order to be placed on the Commission's agenda with Case 04SN0303 (Fairweather Investments LLC) in which the applicant seeks a Conditional Use to permit a private wastewater treatment facility on this same property. As stated above, the applicant provides alternative development proposals depending upon whether this development will be served by wastewater treatment facility or individual septic systems. These cases should be considered simultaneously as the issues related to each case affect the development potential. Further, the

applicant is continuing to work with staff to address planning, transportation and capital facility impact issues.

Case 04SN0303 (Fairweather Investments, LLC) is currently scheduled for consideration at the Commission's August 17, 2004, public hearing. A deferral of this case to the August 2004, Planning Commission meeting would require the submission of any revisions no later than June 21, 2004. If this deadline cannot be met, a longer deferral may be appropriate.



03SN0332  
Rez: A TO R-C w/C.U.

